


DENVER
THE MILE HIGH CITY

Narrative Information Sheet

1. **Applicant Identification:** City and County of Denver, Department of Public Health and Environment, 101 W. Colfax Ave., Suite 800, Denver, CO 80202
2. **Funding Requested**
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested
 - i. \$ 300,000 (Include requested amount)
 - ii. Indicate if you are requesting a Site-specific Assessment Grant waiver of the \$200,000 limit. N/A
3. **Location:** Denver, Colorado
4. **Property Information for Site-Specific Applications:** N/A
5. **Contacts**
 - a. Project Director: David Wilmoth, PE, PG, Senior Environmental Public Health Program Administrator; 720-865-5438; dave.wilmoth@denvergov.org; 101 W. Colfax Ave., Suite 800, Denver, CO 80202.
 - b. Chief Executive/Highest Ranking Elected Official: Mayor Michael B. Hancock; 720-865-9000; mayorsoffice@denvergov.org; 1437 Bannock St., Rm. 350, Denver, CO 80202.
6. **Population:** The City and County of Denver's population is 727,211 (U.S Census Bureau, July 1, 2019s)
7. **Other Factors Checklist**

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	N/A

The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letters from the State Environmental Authority, CDPHE & OPS, are attached.



October 14, 2020

DAVE WILMOTH
SENIOR ENVIRONMENTAL PROJECT MANAGER
DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT
101 WEST COLFAX AVENUE SUITE 800
DENVER CO 80202

Re: FY 2021: Brownfields Assessment Program, Community Wide Brownfields
Assessment Grant for Federal Boulevard

Dear Mr. Wilmoth:

The Colorado Department of Public Health and Environment (CDPHE) is submitting this letter in enthusiastic support of the City and County of Denver's application for a \$300,000 EPA brownfields assessment grant to conduct work within the Federal Boulevard Corridor. Grant funding to the City and County of Denver will help catalyze a much needed rejuvenation along this aging corridor that runs through the heart of Denver.

CDPHE has worked with Denver on other Community Wide Brownfield Assessment Grants and have seen the success stories as a result of their collaborative process. We view the Federal Boulevard Community Wide Brownfield Assessment as an excellent opportunity to build on the existing redevelopment work that has been completed along the Federal Boulevard Corridor.

CDPHE looks forward to enhancing our current working relationship with the City and County of Denver and will make our resources available to the Federal Boulevard Community Wide Brownfield Assessment Grantees.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fonda', followed by a large, stylized circular flourish and a horizontal line extending to the right.

Fonda Apostolopoulos, State Voluntary Cleanup Coordinator



COLORADO
Department of
Labor and Employment

Division of Oil and Public Safety- Petroleum Program, Remediation
633 17th Street, Suite 500
Denver, CO 80202-3660 | (303) 318-8525 | www.colorado.gov/ops

September 24, 2020

DAVE WILMOTH
SENIOR ENVIRONMENTAL PROJECT MANAGER
DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT
101 WEST COLFAX AVENUE SUITE 800
DENVER CO 80202

Re: FY 2021: Brownfields Assessment Program, Community Wide Brownfields Assessment
Grant for Federal Boulevard

Dear Mr. Wilmoth:

The Colorado Division of Oil and Public Safety (OPS) is submitting this letter in enthusiastic support of the City and County of Denver's application for a \$300,000 EPA brownfields assessment grant to conduct work within the Federal Boulevard Corridor. Grant funding to the City and County of Denver will help catalyze a much needed rejuvenation along this aging corridor that runs through the heart of Denver.

OPS has served as the Colorado petroleum storage tank regulatory agency since 1995. Our staff provides regulatory oversight for the assessment and cleanup of contamination caused by leaking petroleum storage tanks throughout Colorado and administers the nationally recognized Colorado Petroleum Storage Tank Fund.

Our Division has an established Petroleum Brownfields program that encourages the redevelopment of former gas stations and other petroleum storage tank sites throughout the state. We view the **Federal Boulevard Community Wide Brownfield Assessment** as an excellent opportunity to build on the existing redevelopment work that has been completed along the Federal Boulevard Corridor.

OPS looks forward to enhancing our current working relationship with the City and County of Denver and will make our resources available to the **Federal Boulevard Community Wide Brownfield Assessment Grantees**.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michelle Howard".

Michelle Howard
Petroleum Brownfield and Redevelopment Coordinator
Division of Oil and Public Safety

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields. i. Background and Description. Denver's history is plagued by industrial boom and bust cycles. In the 1800s and 1900s, Federal Boulevard, the target area, became an evolving western suburb of downtown Denver. P.T. Barnum, the circus legend who once owned a sizable amount of land in the target area, envisioned developing "The Boulevard" as a highly desirable residential area with graceful, winding streets and stately homes on large lots. That vision for this north-south commercial "Main Street" on Denver's west side was never realized, as the modern interstate system in the 1950s caused suburbanization to jump over the area in favor of western metropolitan suburban cities, and instead the area developed in a patchwork of commercial and industrial properties adjacent to the modest, ethnically rich residential communities. Although there are strong locally owned businesses, the commercial corridor has just as many historical abandoned gas stations and dry cleaners, now vacant commercial property, empty storefronts and oceans of parking lots as evidence of the disinvestment in the commercial corridor. Because of the perceived presence of contamination at these sites and associated liability, the local business community is reluctant to pursue redevelopment of this corridor—decreasing tax revenue and leaving behind a disjointed community fabric and an inefficient use of existing infrastructure. The gas station sites range from approximately 8,000- to 17,000-square-foot parcels and are distributed predominantly in the southern half of the corridor. The dry cleaner sites are typically 1,000–4,000 square feet.

The Denver Department of Public Health and Environment (DDPHE) proposes the Boulevard Brownfield Initiative (BBI), which will help catalyze a much-needed rejuvenation along the aging 11-mile Federal Boulevard Corridor that runs north-south through the City and County of Denver (CCoD). DDPHE selected this corridor as the target area for this communitywide assessment project because the lack of investment has led to blight—several vacant commercial lots fronting the boulevard, historical environmental justice issues, and widening gentrification. The focus areas within the Federal Boulevard corridor where DDPHE will concentrate its efforts to spur redevelopment are the Loretto Heights area on the southern end of the corridor, which is expected to experience 40% employment growth by 2040¹, and the mile-long corridor between 6th Avenue and Alameda Avenue. This second focus area is home to a vibrant Asian business community in the Far East Center (also known as Little Saigon) on the south and to the north four large (1/4 to 3/4 acre) vacant commercial properties some of which are historical gas station sites and other surrounding properties including some historical dry cleaner sites. Three of the four properties are listed for sale currently.

ii. Priority Brownfield Sites. The process for determining the specific assessment sites will be based on developers' interest and opportunities that arise during the grant period. Within the target area, DDPHE is aware of 73 historical, unregulated gas stations, which could be eligible petroleum brownfield sites; 63 leaking storage tanks; nine spills; and 21 former dry cleaners that may pose environmental concerns due to historically unregulated use of chlorinated solvents (hazardous substances). During the site selection process, DDPHE will give preference to developers' applications that target the one opportunity zone in the corridor near Loretto Heights.

Loretto Heights, on the southern end of the boulevard, is situated on one of Denver's highest points. Loretto Heights was founded in 1881 as a boarding school, then in 1926 as a college, and it closed in 2017. The Loretto Heights Small Area Plan (adopted September 2019)

¹ City and County of Denver. (2020). State of the Corridor Memorandum of Denver Moves Federal: A transit alternatives analysis.

envisioned redevelopment to create a vibrant, mixed-use destination that honors the historic character and legacy of the former educational campus. Because this area is more vulnerable to displacement than the citywide average based on income, tenure (owners vs. renters) and education levels, affordable housing is a key part of the redevelopment strategy. The city just approved a \$3.3 million loan to build a 72-unit affordable housing project in a historic building that was once a dormitory. Residents also want better access to healthy food options, including a full-service grocery store and healthy restaurants. This large, 72-acre site is currently being redeveloped and is expected to spur surrounding redevelopment opportunities, which is one of two focus areas of this grant proposal. The area is also a food desert, so introducing ways for people to access healthy food is a priority for the grant projects.

The second focus area, as mentioned in section above, holds redevelopment opportunities on the four vacant commercial properties. The vibrant Asian business community in the Far East Center and Latino business community in the area are ripe to grow their businesses in the communities that they serve. These vacant properties are prime locations to support those business expansions. In addition, the mixed-use zoning of the area offers further opportunities to create additional housing.

Potential assessment sites will be identified by developers, community partners and neighborhood organizations. In addition to what has already been described, sites for inclusion in BBI will be evaluated based on criteria including, but not limited to, whether the site incorporates appropriate neighborhood plan elements into site design plans, e.g. transit-oriented development, affordable housing, employment centers, urban design, green infrastructure and connectivity; conformance with adopted city plans; expected economic impact, e.g., estimated number of jobs created; level of neighborhood outreach and community support; amount of required funding, budget constraints and ability to leverage other resources; and the site's development feasibility, catalytic potential and project readiness, e.g., site control and property owner granted access, timing for redevelopment and readiness of conceptual plans, business plan, or other planning or market analysis documents. Selected sites for assessment can be on both public and private property.

BBI does not include the small, overlapping areas previously covered by the Colfax Mainstreet Coalition (CMC) and South Platte RiverPlace Initiative (SPRI) brownfield grants.

b. Revitalization of the Target Area. i. Reuse Strategy and Alignment with Revitalization Plans. Recognizing that its proximity to downtown could make it an enviable place to live and work, and to address historical environmental justice issues, the city has begun to make significant investments to improve the safety and usability of the corridor. The 2017 Federal Boulevard Corridor plan aims to promote multimodal mobility in the corridor and elevate the corridor's major cultural destinations. The corridor's two major transit centers and four regional trails are already among the busiest in the city. BBI will focus its assessment and reuse strategy in a manner that is consistent with and advances Denver's Comprehensive Plan 2040, the elements of which are: equitable, inclusive communities; neighborhoods that are complete, unique and reflect the city's history; connected, safe and accessible places; an economically diverse, environmentally resilient city; and one that is healthy and active. *Blueprint Denver* is the framework for the city's major land use and transportation decisions, establishing citywide policies and specific strategies to achieve the vision for a diverse, equitable and inclusive city in 2040. *Blueprint Denver* emphasizes that land use and built form should enhance the character and quality of neighborhoods; mobility is a priority; and the infrastructure should promote quality of life, e.g., parks, trees, natural features, areas for recreation, and civic and social

engagement. *Game Plan for a Healthy City 2019* requires that plans provide a road map for parks, recreation, programs and urban forests. The reuse strategy must also align with the Partnership for Sustainable Communities' Livability Principles, which focus on providing more transportation choices; promoting equitable, affordable housing; increasing economic competitiveness, e.g., developing employment centers; supporting existing communities—with special emphasis on vulnerable populations where environmental justice concerns are disproportionately prevalent; leveraging federal and local investment; and valuing communities and neighborhoods. All BBI assessments will align with and further the goals of these plans.

ii. Outcomes and Benefits of Reuse Strategy. BBI expects to create a healthier environment by minimizing exposure to environmental contamination in the target area by assessing at least six underutilized project sites. The target corridor is one of a few underdeveloped areas within the city, making it a significant opportunity area within which Denver could increase jobs and tax revenue. As new commercial activity emerges along Federal Boulevard, jobs will be created and the city will generate greater tax revenue, improved exteriors that result from redevelopment may also increase property values along the corridor, generating added property tax revenue to Denver from both the redeveloped property and surrounding properties. DDPHE will continue to prioritize projects based on their likelihood to drive catalytic, beneficial impacts on the surrounding area. DDPHE will work with developers to encourage projects that address the retail and service gaps that have been identified by residents in previous outreach initiatives.

Investment in this corridor will support economics in one **Opportunity Zone (OZ)** (tract 45.05) in the predominantly Latino neighborhood of Westwood, which includes the Far East Center. DDPHE will also work to match those developers with a nonprofit agency in the OZ so the developer can better understand the needs of that community and consider ways to address those needs in their project.

Promotion of the sustainable reuse of existing buildings or structures. Denver's long-range planning identifies several possible changes to the kinds of commercial land use in the target area, generally shifting away from vehicle-oriented, "strip mall" retail with large parking lots, and moving toward mixed-use development that encourages pedestrian and transit access. This initiative also includes the **sustainable reuse or expansion of existing buildings or structures**. Denver's green building codes meet or exceed top national standards. Redevelopment projects within the BBI will generally be required to meet these standards, which will mean including rooftop solar panels or green roofs, as well as other energy efficiency provisions. In addition, Denver's Community Planning and Development Department is currently revising the neighborhood plans for six neighborhoods, grouped into one large plan, the West Area Plan. These six neighborhoods are clustered within the middle of the BBI. The plan is currently recommending implementation of additional mixed-use zoning along Federal Boulevard and will be adopted in the next two years.

c. Strategy for Leveraging Resources. i. Resources Needed for Site Reuse. DDPHE will include the following criteria in its site selection process: amount of funding needed; budget constraints and percentage of funds directed toward one site; details as to the anticipated scope of work to be performed, if known; ability to leverage other resources; the extent to which redevelopment funding has been secured; and the economic feasibility and project readiness.

Once the assessments are complete, developers may be able to leverage funding for cleanup and infrastructure through tax increment financing, the **Colorado Brownfields Revolving Loan Fund** (low-interest loans or grants for environmental cleanup projects), **Community Development Block Grants** (cleanup and redevelopment); **Denver Energy Challenge** (energy

efficiency retrofits and energy audits), **KSU TAB** (community training about brownfields), and **Denver Economic Development & Opportunity** (low-interest loans for small-business development and grants for neighborhood revitalization).

ii. Use of Existing Infrastructure. The area has long been urbanized and existing utility infrastructure maintained, therefore it is adequate to support redevelopment. Recently, the city upgraded the transportation infrastructure to improve the safety and usability of the target area because Federal Boulevard is considered one of the most dangerous streets in Denver. About 40,000 vehicles use the street each day, and several intersections have exceedingly high accident rates; 22% of all of Denver's fatal auto-pedestrian accidents since 2012 have happened on Federal Boulevard.² As part of the Federal Boulevard Corridor-Wide Study (2017) and Denver Vision Zero Action Plan (2017), the city invested \$29 million in reconstruction of the street, e.g., adding lanes, raised medians and crosswalks; upgrading traffic signals; replacing sidewalks; and planting trees. The city is now launching a new planning effort to identify and analyze high-capacity transit options along the Federal corridor. Additional improvements include a new medical center on the southern end of the corridor, development around the Decatur Federal light rail station, and Regis University's planned expansion on the northern end of the corridor.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need. i. Need for funding. The target area has fewer financial resources than the city as a whole. Households along Federal Boulevard earn a median income of \$50,000 per year, which is 24% less than the city average of \$66,000.³ Twenty-nine percent of Denver's population that lives in poverty resides along the corridor.⁴ The current population density for the area is 7,700 people per square mile, which is 60% more than the citywide average.⁵ Affordable housing units make up 14% of total housing units within the target area (twice as many affordable housing units per capita as Denver as a whole)⁶ illustrating the ongoing need for additional units. Furthermore, 48% of occupied housing units along the corridor are renter occupied.⁷ Nearly 40% of businesses along Federal Boulevard employ fewer than 50 people⁸ and lack the capital to pay for brownfields assessments. As previously mentioned, there are 73 historical, unregulated gas stations within the corridor. Because of COVID-19, the state's Petroleum Cleanup and Redevelopment Fund was re-appropriated, so it is no longer accepting applications for petroleum site assessment and cleanup; leaving this the only funding available for these sites for investigations. Under the Colorado Constitution, general funds are not allowed to be used for the benefit of private entities, so there is no state funding available for this work.

ii. Threats to Sensitive Populations. (1) Health or Welfare of Sensitive Populations. The target area is home to 119,000 people; 16% of Denver's residents (732,779).⁹ The communities along Federal Boulevard are home to considerably more people who identify as Hispanic (54%), compared with Denver (31%) as a whole.¹⁰ Forty-one percent of the city's non-English-speaking

² WalkDenver (2018). *Federal Boulevard report*. Retrieved from http://www.walkdenver.org/wp-content/uploads/2018/01/WD_TimeToFixFederalBlvd_FINAL.pdf

³ American Community Survey, 5-Year Estimates (2013-2017); by Census Tract.

⁴ Ibid.

⁵ Denver Regional Council on Government's UrbanSim Model, 2020.

⁶ City and County of Denver, Department of Housing Stability, 2020; by Census Tract.

⁷ American Community Survey, 5-Year Estimates (2013-2017); by Census Tract.

⁸ Longitudinal Employer-Household Dynamics (LEHD) and U.S. Census.

⁹ Denver Regional Council on Government's UrbanSim Model, 2020.

¹⁰ American Community Survey, 5-Year Estimates (2013-2017); by Census Tract.

residents live along the corridor. The corridor's most prevalent age group is 30–39 years, while 25% of the population is under 18 and 12% is over 65.¹¹ There is significant inequity in the corridor, stemming from socioeconomic, built environment and health factors.¹² Access to affordable healthcare is a barrier in the target area, and it is designated as a Low-Income Health Professional Shortage Area. In 11 of the 21 neighborhoods along the corridor, over 25% of pregnant women do not receive prenatal care in their first trimester.¹³ Many neighborhoods in the corridor also have poor access to food.¹⁴ BBI will identify threats to the health and welfare of sensitive populations by completing assessments designed to identify the nature and extent of contamination. BBI will also reduce blight by triggering additional reinvestment and redevelopment that will improve the health and welfare of the community. Of the people who live along the Federal corridor, 81% are low to moderate income.¹⁵ The boulevard passes through 21 registered neighborhoods and is the center of both Asian and Hispanic culture in Denver—with distinct areas housing Hispanic/Latino, Vietnamese, Indian, Thai, Chinese, Korean and Somali residents, some of whom are local business owners. The Federal Boulevard Corridor includes a significantly higher percentage of small businesses (i.e., those with fewer than 50 employees) than the city as a whole,¹⁶ and those businesses cater to the unique cultural needs of the residents. During the grant's planning process, business groups have expressed enthusiastic support for improving the corridor.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions. Of the census tracts along the Federal corridor, 73% have a lead exposure risk score of 9 or 10, indicating the highest risk for lead exposure based on housing age and income level.¹⁷ Federal Boulevard's large Hispanic population is disproportionately affected by preventable diseases. Colorado is one of only six states where Hispanics are 20% more likely than whites to die of treatable conditions, e.g., asthma, appendicitis, certain cancers and diabetes complications.¹⁸ The rate of asthma hospitalization in the Federal corridor is higher than the state average, which could indicate that environmental factors are contributing to acute asthma-related issues.¹⁹ In Denver, mothers who identify as Hispanic have a higher rate of births of children with congenital heart defects: 29 in 10,000 births, compared with mothers who identify as non-Hispanic, 17 in 10,000 births.²⁰ As noted above, 54% of residents in the target area identify as Hispanic. By identifying environmental contaminants in the target area, BBI will support development that can remove some of the conditions associated with disease and adverse health conditions.

(3) Disproportionately Impacted Populations. Data obtained from EJSCREEN for the Federal corridor show that this area poses significant environmental justice concerns, as shown below:

Environmental indicator	Target Area	State Average	USA Average
-------------------------	-------------	---------------	-------------

¹¹ Ibid.

¹² Denver Department of Public Health and Environment. (2017). Neighborhood Equity Index.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ The percentage of the 2019 population that is low to moderate income in each of Federal Boulevard's 47 Census 2010 Block Groups, as calculated by the U.S. Department of Housing and Urban Development (HUD).

¹⁶ City and County of Denver. (2020). State of the Corridor Memorandum of Denver Moves Federal: A transit alternatives analysis.

¹⁷ Colorado Department of Public Health & Environment, *Targeted Lead Outreach Tool, 2013-2017*.

¹⁸ Wingerter, M. (2020, October 4). *Colorado Latinos dying sooner*. Denver Post.

¹⁹ Colorado Department of Public Health & Environment, Open Data Catalog, 2013-2017.

²⁰ Colorado Department of Public Health & Environment. Colorado Health Information Dataset Birth Defects Statistics, Crude Rates, 2016.

NATA Diesel PM	1.13	0.463	0.479
NATA Cancer Risk	42	27	32
NATA Respiratory Hazard Index	0.51	0.34	0.44
Traffic Proximity and Volume	1,300	550	750
Lead Paint Indicator (% pre-1960 housing)	0.63	0.19	0.28
Risk Management Plan Proximity	1.7	0.63	0.74
Hazardous Waste Proximity	1.9	0.69	4.0

Data from EJSCREEN also show that 9% of the population is linguistically isolated, which makes it difficult to advocate for themselves. BBI will conduct community outreach in Spanish to include this disproportionately impacted population in the project. Also, 27% of adults in the target area have less than a high school education, compared with 8% in the greater Environmental Protection Agency (EPA) Region 8 area, which is correlated with a lack of social capital to advocate for improvements to the environmental justice challenges they face. BBI will bring much-needed resources to this area so that the exposure threats associated with brownfields can be identified and addressed.

b. Community Engagement. i. Project Involvement. DDPHE will meet virtually or in person with key stakeholder groups, including both active business improvement districts (BIDs), which are the Federal Boulevard BID and future Little Saigon BID; developers; lenders; community and neighborhood leaders; four City Council district officers; private sector leaders; property owners; and business owners. DDPHE will also create multilingual outreach materials and provide translators at neighborhood meetings and will use the media, web, social media and English and Spanish flyers posted in the neighborhoods to reach those who do not have internet access. Once sites are selected, DDPHE will work with the property owners to ensure that community outreach and meetings are held as requested by the target area residents. Meetings will be held about the project site, will be advertised using linguistically competent outreach methods, and will provide residents and business owners opportunities to discuss BBI and learn how DDPHE will protect human health and environment as part of redevelopment process. As necessary to accommodate possible cultural differences, meetings may be held at cultural gathering centers or after other scheduled meetings of cultural groups to encourage participation. Interpreters and Spanish-language translators will be available for meetings.

ii. Project Roles. Interested developers will complete an application that describes their plan to redevelop a property and its public benefit, e.g., blight removal, affordable housing, etc. DDPHE and the developer will present the project and the developer's application to a board composed of representatives from key city agencies, the regulatory brownfields program coordinator, the Colorado Department of Public Health's brownfields coordinator, a representative from the Colorado Division of Oil and Public Safety, a local developer and a member of the community where the project would occur. The following local organizations will have meaningful involvement in making decisions regarding site selection.

Name	Point of Contact	Involvement in the project or assistance provided
WalkDenver	Jill Locantore, 303-895-6376 jill.locantore@walkdenver.org	Assist with business owner outreach
West Denver Renaissance Collaborative	Renee Martinez-Stone, 720-413-2229, rmarti@denverhousing.org	Assist with business owner outreach

Colorado Hispanic Chamber of Commerce	Monica Rodriguez, 303-534-7783 mrodriguez@hispanicchamberdenver.org	Assist with business owner & developer outreach
---------------------------------------	--	---

iii. Incorporating Community Input. In developing this application, DDPHE conducted extensive community outreach with registered neighborhood associations. It invited all 25 registered neighborhoods along the corridor to participate in a virtual meeting on September 28, 2020, to notify the community about this grant and solicit community input. Project staff will also attend at least six meetings of the registered neighborhood associations in the areas in which assessments are conducted as part of this project. Because of COVID-19, these meetings may be held virtually. Members of the community will be invited to submit any projects they are aware of for assessment. Community input collected throughout the grant period will be shared with the advisory board at each meeting.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

ai-iv. Description of Tasks/Activities and Outputs. The table below shows the project workplan:

Task/Activity 1: Community outreach for site identification and to improve understanding of redevelopment plans and potential cleanup activities. This will involve partnering with community-based organizations to provide outreach and community engagement.
i. Project Implementation: • Update outreach materials • Reach out to community leaders • Solicit owners and developers to submit applications In-kind funding associated with this task includes DDPHE's staff time to conduct outreach
ii. Anticipated Project Schedule: Outreach materials will be updated within the first three months of the project. Outreach activities will be conducted throughout the duration of the grant period.
iii. Task/Activity Lead(s): City program staff
iv. Outputs: 6 community meetings, 2 brownfield training-related seminars/meetings, outreach materials (brochures, flyers, newsletters), a grant-specific website
Task/Activity 2: Conduct Phase I assessments
i. Project Implementation: • Preparation of site eligibility forms and access agreements for privately owned properties • Completion of Phase I environmental site assessments (ESAs) In-kind funding associated with this task includes DDPHE's staff time to coordinate and review documents
ii. Anticipated Project Schedule: Activities associated with this task will begin in the second quarter of the project and continue throughout the duration of the grant period.
iii. Task/Activity Lead(s): The selected Qualified Environmental Professional (QEP) will complete Phase I assessments.
iv. Outputs: site eligibility forms and access agreements, six Phase I ESAs
Task/Activity 3: Conduct Phase II/Workplan/QAPP/SAP assessments
i. Project Implementation: • Preparation of a corridor wide QAPP Preparation of site eligibility forms and access agreements for privately owned properties • Completion of Phase II ESAs, SAPs In-kind funding associated with this task includes city staff time to coordinate and review documents

ii. Anticipated Project Schedule: Activities associated with this task will be begin in the second quarter of the project and continue throughout the duration of the grant period, except for the QAPP, which will be prepared in the first quarter of the grant.
iii. Task/Activity Lead(s): The selected QEP will complete Phase II assessments.
iv. Outputs: access agreements, six SAPs/Phase II ESAs
Task/Activity 4: Cleanup planning will incorporate specific redevelopment plans and land uses to develop a risk-based cleanup plan. This task will also include creating area-wide plans (AWP) (conceptual site plans at two sites) and a fiscal impact analysis
i. Project Implementation: • Evaluation of environmental and public health risk • Identification of appropriate action levels commensurate with future land use and redevelopment plans • Evaluation of remediation options. Planning efforts may also focus on intended land use, estimation of remediation costs and feasibility analysis that will complement a redevelopment plan. • Completion of a fiscal impact analysis for each site for the final grant report. In-kind funding includes DDPHE's staff time to coordinate activities and review documents.
ii. Anticipated Project Schedule: Activities associated with this task will be conducted beginning in the fourth quarter and continue throughout the duration of the grant period.
iii. Task/Activity Lead(s): The selected QEP
iv. Outputs: Two analyses of brownfield cleanup alternatives (ABCAs)/reuse plans; fiscal impact analysis of the sites and incorporated into the final grant report.

b. Cost Estimates. Across all tasks, BBI's largest expense is for QEPs. Program management will be conducted by DDPHE as in-kind. Although DDPHE is not utilizing grant funds for salaries/benefits of personnel, it has applied 5% to account for indirect costs which include administrative costs.

Task 1: Community Outreach: The costs associated with this include \$3,000 for travel and conference registration fees for the 2021 National Brownfields Conference for two attendees; \$100 to print handouts about BBI to distribute at community meetings; and \$6,750 to hire a Spanish speaker to translate written materials and translate at community meetings to allow full participation by the large number of monolingual Spanish speakers in the corridor.

Task 2: Phase I Assessments: The cost of this task is based on completing six Phase I assessments at an average cost of \$2,500 per site, for a total of \$15,000.

Task 3: Phase II/QAPP/SAP Assessments: The cost of this task is based on completing six Phase II assessments with associated SAPs at an average cost of \$37,500 per site, for a total of \$225,000. A QAPP will be developed at the beginning of the grant project.

Task 4: Cleanup Planning: These costs include \$11,960 to complete cleanup planning at two sites (\$5,980 x 2); \$8,940 to develop AWP; \$15,000 to contract with Development Research Partners to conduct a fiscal impact analysis of BBI to determine the benefit to the city, e.g., increased tax revenues, jobs created, income generated, etc.

BBI's indirect cost line item covers a small portion of DDPHE's staff who will manage this project; the remaining time that they spend on BBI will contribute toward leverage.

		Project Tasks (\$)				
Budget Categories		Task 1 Community Outreach	Task 2 Phase I	Task 3 Phase II/QAPP/SAP	Task 4 Cleanup Planning, AWP, Fiscal Impact	Total
Dir	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0

	Travel	\$3,000	\$0	\$0	\$0	\$3,000
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$100	\$0	\$0	\$0	\$100
	Contractual	\$6,750	\$15,000	\$225,000	\$35,900	\$282,650
	Other (include subawards)	\$0	\$0	\$0	\$0	\$0
	Total Direct Costs	\$9,100	\$15,000	\$225,000	\$35,900	\$285,750
	Indirect Costs	\$455	\$750	\$11,250	\$1,795	\$14,250
	Total Budget	\$10,305	\$15,750	\$236,250	\$37,695	\$300,000

c. Measuring Environmental Results. DDPHE will establish mechanisms for tracking and measuring progress toward achieving the short- and long-term outcomes and outputs. Once specific sites are selected, a project schedule will be developed to include milestones, such as site eligibility determination, SAP development and approval, work plan development and approval, field effort and report writing, public meetings and final project closeouts. A comparison of anticipated and actual milestones will be reported in quarterly grant reports. The project's output measures will be tracked and will include: the number of community meetings held, number of brownfields-related trainings, number of sites assessed, and number of acres assessed. A fiscal impact analysis of all sites will be included in the final grant report. The project's expected outcome measures include the number of jobs created, number of sites remediated or "no further action" determinations, number of sites redeveloped, number of acres redeveloped, acres of greenspace created, number of affordable housing units created, number of healthy food providers created, and the increase in revenue and taxes resulting from redeveloped sites. DDPHE will conduct an economic and fiscal impact analysis using the SiteStats model for each assessed site. Results will be recorded in the final grant report, and in ACRES, and shared with the community.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability. i/ii. Organizational Structure and staff. Project Manager:

David Wilmoth will serve as BBI's project manager responsible for ensuring the timely and successful expenditure of funds to complete all technical, administrative and financial requirements of the grant. He has 14 years of experience overseeing brownfields projects and managing Denver's brownfields program and grants. He is a professional geologist and engineer with over 23 years' experience in environmental investigation and remediation of contaminated land on CERCLA (Superfund), RCRA (hazardous waste), petroleum underground storage tanks, and Colorado Voluntary Cleanup sites. He has presented at the 2013, 2015, 2019 National Brownfields Conferences. He is experienced using ACRES and has submitted all Brownfields grant reports on time or with an approved extension from the EPA. Mr. Wilmoth's counterpart at the Denver Office of Economic Development and Opportunity (DEDO), John Hill, will serve as co-manager of BBI. At DEDO, Mr. Hill is the commercial development liaison, and he can leverage his relationships with developers for BBI. The project managers will be aided by the DDPHE grants administrator, who ensures compliance with the city's policies and processes for all grants. The city's Department of Finance tracks all grant reimbursements and verifies compliance with all grant regulations and laws.

iii. Acquiring Additional Resources. DDPHE has seven environmental consultant contracts, each with \$1 million in contract value, and will use those contracts to complete the BBI assessments. Those contracts are rebid every three years following city procurement policies.

From those seven consultants, DDPHE will select and hire firms with brownfields experience for the proposed work, e.g., sample analysis plans and environmental remediation feasibility studies. DDPHE will also contract with Development Research Partners to complete a fiscal impact analysis to better understand the economic impact of the BBI projects.

b. Past Performance and Accomplishments. i. Currently Has or Previously Received an EPA Brownfields Grant. DDPHE has an extensive history of receiving and administering Brownfields grants. The most recent include a \$400,000 South Platte RiverPlace Initiative Brownfields Assessment grant (SPRI) (BF-96835401-0), which closed on December 31, 2019; a \$250,000 South Platte Brownfields Area Wide Planning grant (TR-9680820), which closed on March 29, 2013; and a \$900,000 Colfax Mainstreet Coalition (CMC) Assessment grant (BF-96810701), which closed in 2017. Each grant was managed per program requirements and successfully implemented.

(1) Accomplishments. DDPHE's SPRI Brownfields assessment grant assessed 26 sites and selected six redevelopment projects (four had Phase I ESA assessments, five had SAP and Phase II assessments, one had an asbestos containing material survey and one had a feasibility study). A community resident participated in two of those projects, and a project website was developed. The redevelopment is estimated to have generated \$18,605,600 in increased city revenue, created an estimated 12,537 jobs, and 61 affordable housing units across 58 redeveloped acres, eight of which are green acres. One project led to piloting a tiny home village for those experiencing homelessness.

The South Platte Brownfields Area Wide Planning project led to two new developments of the five catalytic sites studied—the Zuni Street project and the Great Divide Brewery site. The SPRI grant (described above) included additional environmental assessment at the Zuni Street project. Despite the grant's closure, DDPHE continues to monitor redevelopment at the other three sites.

CMC coalition brownfield assessment grant (a partnership of CCoD, the City of Lakewood and the Denver Urban Renewal Authority) included 23 project sites covering 21.25 acres (17 Phase I, 20 SAP, 19 Phase I, 16 ACM/LBP Surveys and two cleanup planning). Efforts included over 47 outreach meetings and the development of the project website. This project led to 20 redevelopment projects, including the creation of 303,363 square feet (SF) of new residential development (432 affordable housing units); 351,437 SF of new commercial development, including two community health facilities; and 13,137 SF of new industrial development—creating over \$2.2 million per assessed site in increased revenue/taxes over 10 years. The project leveraged \$199 million in private investment. The work created 1,259 permanent full-time-equivalent positions (FTEs) and 665 construction FTEs.

(2) Compliance with Grant Requirements. All of DDPHE's Brownfields grants have been completed in accordance with their work plans and met the applicable programmatic requirements. DDPHE has a proven track record of successfully managing its grants over nearly 16 years. In addition, DDPHE has completed quarterly reports and ACRES inputs for its previous grants. All reports were filed on time, and DDPHE has a strong working relationship with its EPA grant manager. **Open grants.** DDPHE has no open Brownfields grants. **Funds remaining for closed grants.** DDPHE has received three Brownfields grants, and because 99% of the budgets for those grants are allocated to QEP contractors to conduct Phase I and II assessments, there have been small amounts of remaining grant funds that it cannot draw down, ranging from a few hundred to a few thousand dollars because the amount remaining was insufficient to assess another project.

Threshold Criteria Response for Community-wide Applications

o A statement of applicant eligibility if a city, county, state, or tribe (see [Section III.B.1.](#))

The Denver Department of Public Health and Environment is an office within the City and County of Denver, an eligible applicant for this grant opportunity. No additional documentation of applicant eligibility is required for city/county applicants.

o Description of community involvement (see [Section III.B.2.](#))

In developing this application, DDPHE conducted extensive community outreach with registered neighborhood associations. It invited all 25 registered neighborhoods along the Federal Boulevard corridor to participate in a virtual meeting on September 28, 2020, to notify the community about this grant and solicit community input.

To involve the community in implementation of BBI and the assessment activities, a community representative will be invited to participate on the BBI's site selection committee to provide community input and vote to approve the project. Also, BBI project staff will routinely attend meetings of the registered neighborhood associations in the areas in which assessments are conducted as part of this project. Members of the community will be invited to submit any projects they are aware of for assessment. Community input collected throughout the grant period will be shared with the committee at each meeting.

o Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant (see [Section III.B.3.](#))

DDPHE does not have any active EPA Brownfields Assessment grants. All prior Assessment Grants have closed and there is no available balance remaining to drawdown.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Denver Department of Public Health & Environment

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

1454546870000

d. Address:

* Street1: 101 W. Colfax Avenue, Suite 800

Street2:

* City:

Denver

County/Parish:

* State:

CO: Colorado

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

80202-5285

e. Organizational Unit:

Department Name:

Dept. of Public Health and Env

Division Name:

Environmental Quality Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Jeff

Middle Name:

* Last Name:

Thomas

Suffix:

Title: Contract Administrator

Organizational Affiliation:

* Telephone Number:

720-865-5353

Fax Number:

* Email: Jeffrey.Thomas@denvergov.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Federal Boulevard Brownfield Assessment Grant: Boulevard Brownfield Initiative, Denver, CO.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: